

Town of Amherst
Zoning Board of Appeals

SPECIAL PERMIT

The Amherst Zoning Board of Appeals hereby grants a Special Permit, ZBA FY2013-00030, to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as a Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw, at 52 North Prospect Street (Map 11C, Parcel 213, R-G Zoning District) with the following conditions:

1. The Converted Dwelling shall be renovated and used substantially in accordance with the Elevations and Floor Plans prepared by Integrity Development and Construction, dated June 14, 2013.
2. One of the units shall be owner occupied. This permit shall expire if an owner no longer resides on the premises. Upon a change in ownership of the property, the new owner shall submit a revised Management Plan for review and approval by the Zoning Board of Appeals at a public meeting. If new ownership includes a rental unit, condition 2 shall also apply.
3. In the event that either unit becomes a rental unit, a revised Management Plan shall be submitted and approved by the Zoning Board of Appeals at a public meeting. Said Plan shall address all relevant matters pertaining to an "apartment" on the Management Plan form, including but not limited to: lease, complaint response plan, and parking.
4. All exterior site improvements, including the driveway and parking areas shall be installed substantially in accordance with the survey, prepared by Harold Eaton Associates, dated June 4, 2013.
 - a. The exterior pole light shall be of a residential style and designed or arranged to be downcast to prevent light spillage onto the adjacent property.
 - b. Future alterations to the parking area, such as for increased number of vehicles or parking space size, shall shown on a plan and presented to the Zoning board of Appeals at a public meeting. The purpose of the meeting shall be for the Board to determine if the changes are de minimus or significant enough to require modification of the Special Permit.
 - c. The existing vegetation along the north property line adjacent to the detached structure shall be preserved to the maximum extent possible during and after construction. Additionally, in the event that the existing vegetation along the south side is removed or is no longer adequate to screen vehicle headlights, an alternative planting or screening plan should be submitted to the Board for review and approval at a public meeting.
5. The use of the property shall be substantially in accordance with the Management Plan, stamped approved by the Zoning Board of Appeals on August 1, 2013.

Eric Beal

Eric Beal, Chair
Amherst Zoning Board of Appeals

8/26/13

DATE

Town of Amherst
Zoning Board of Appeals - Special Permit

DECISION

Applicant: Integrity Development and Construction

Owner: Jeffery and Alexandra Lefebvre
19 Elf Hill Road, Amherst, MA 01002

Date application filed with the Town Clerk: June 18, 2013

Nature of request: For a Special Permit to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw

Address: 52 North Prospect Street (Map 11C, Parcel 213, R-G Zoning District)

Legal notice: Published on July 17, 2013 and July 24, 2013 in the Daily Hampshire Gazette and sent to abutters on July 15, 2013

Board members: Eric Beal, Tom Ehrgood, Mark Parent

Staff members: Jeff Bagg, Senior Planner, Robert Morra, Building Commissioner

Submissions:

1. Project Application Report, dated July 30, 2013
2. ZBA application, filed with the Town Clerk on June 18, 2013
3. Project Summary and Management Plan, dated June 14, 2013
4. Letter from owners, dated June 5, 2013
5. Survey, prepared by Harold Eaton Associates, dated June 4, 2013
6. Existing and proposed elevations and floor plans, prepared by Integrity Development and Construction, dated June 14, 2013
7. Historical Commission review letter, dated July 31, 2013

Site Visit: July 31, 2013

Eric Beal, Tom Ehrgood, and Mark Parent met Heidi Flanders of Integrity Development and Construction and Robert Lefebvre. The Board members observed the location of the property on the west side of North Prospect Street, and the following:

- The existing detached, two story barn, located behind the existing single family dwelling.
- The exterior of each elevation of the building, including the approximate location of new doors, windows, and deck.
- The existing vegetation immediately adjacent to the structure along the north side and along the south property line.

Public Hearing: August 1, 2013

The application was presented by Heidi Flanders of Integrity Development and Construction. The property owners, Jeffrey and Alexandra Lefebvre and their parents, Robert and Janice Lefebvre were present. The proposal in terms of the submitted materials, summarized as follows:

- The existing detached structure/barn will be converted into a dwelling unit. The dwelling unit will consist of two stories of living space including one loft-type bedroom on the second floor.
- The existing "board and batten" and "barn board" siding will be removed and insulation will be installed on the exterior sheathing with new vertical shiplap siding will be installed and painted to match the existing color.
- All existing windows will be replaced and several new windows will be added. A new 140 square foot deck will be installed and extend over an existing foundation along the south side of the building and a new French door will be installed.
- The existing slate roof will be replaced with a standing seam metal roof while the top of the cupola portion of the roof will be replaced with a rubber membrane material.
- A new driveway will be constructed in between the single family dwelling and barn which will provide access to a new parking area. The parking area will consist of three parking spaces, each with a dimension of 8 x 16 and a 16 x 16 foot area for turning around vehicles. A waiver is requested to reduce the number of required spaces from four to three and to allow all three of the spaces to be reduced in size from 9 x 18 feet.

The Board discussed owner occupancy and its relationship to conditions on the permit. The Board determined that owner occupancy of one of the units was required and noted that in this case non-owner family members would reside in the main house. The Board determined that the application did not contain any information regarding how the property would be managed if one of the units became rented. The Board also identified potential concerns with regard to the granting of a waiver from the required number of parking spaces and the size reduction of spaces and how that might change or be impacted by one of the units becoming rented. Therefore, the Board determined that a condition should be applied that allows the Board the opportunity to obtain, review and approve additional information if one of the units becomes rented.

The Board discussed the parking area. The Board determined that if, in the future the parking needs for the property require alteration or expansion of the parking area, whether in number or size of spaces, a revised plan should be submitted, reviewed, and approved by the Board at a public meeting.

The Board discussed screening along the property lines. The Board determined that the location of the building close to the north property line warranted a condition limiting the amount of existing vegetation that should be removed during construction. Additionally, the Board determined that in the event that the existing vegetation along the south side is removed or no longer adequate to screen vehicle headlights, that an alternative planting or screening plan should be submitted to the Board for review and approval at a public meeting.

Mr. Parent MOVED to close the evidentiary portion of the public hearing. Mr. Ehrgood seconded the motion and the Board VOTED unanimously to continue the public hearing.

Public Meeting/Specific Findings:

Pursuant to the definition of a Converted Dwelling, under Section 12.08, the Board found that the structure was listed on the 1963 Assessor's card and is visible on the Town GIS aerial photograph from 1956, and determined that based on this information the building was constructed prior to 1964.

The Board found under Section 3.3241, Converted Dwellings, that subsection #'s 3, 5, and 12 were not applicable, and the following:

- 1. An existing residence, a structure attached to an existing residence, or a detached structure, may be converted into a dwelling unit or units provided all other zoning requirements which would apply to converted dwellings are met.* The proposal involves a detached structure which is eligible for conversion under this section.
- 2. A conversion of a structure shall not exceed the total number of dwelling units allowed on the lot. The total number of dwelling units shall not exceed 4 in the R-N, R-O, and R-LD districts and shall not exceed 6 in the R-VC, R-G, B-G, B-L and B-VC districts. Conversion in the Aquifer Recharge Protection (ARP) or Watershed Protection (WP) overlay districts shall not be permitted.* The property contains 49,399 sq. ft. where 14,500 square feet is required for two units. Therefore, this criterion is met.
- 4. There shall be no significant change in the exterior of the building, except that the Zoning Board of Appeals may authorize modification or alteration of a building if such modification or alteration does not substantially change the building's character or its effect on the neighborhood or on property in the vicinity. Demolition of the existing structure proposed for conversion shall not be permitted.* The proposed alterations to the building, as described and shown on the plan, were not significant and that no other findings were required.
- 6. The proposed conversion shall be suitably located in the neighborhood in which it is proposed, as deemed appropriate by the Special Permit Granting Authority. The conversion, if in a residential district, shall either: a) be located in an area that is close to heavily traveled streets, close to business, commercial and educational districts, or already developed for multi-family use, and shall require owner occupancy or a Resident Manager (see definition) in one of the units; or b) be from one to two units, one of which shall be and shall remain owner-occupied, which shall be made a condition of any Special Permit issued in such an instance. The proposal to create a second unit on the property is suitable located in this neighborhood which contains a mix of single, two and multi-family dwellings.* The Board found that the proposal complies with subsection "a" as it is close to downtown and already contains some multifamily uses. Additionally, the Board finds that the proposal also complies with subsection "b" as the proposal goes from one unit to two units and that owner occupancy will be a condition of the permit.
- 7. The dwelling units shall be connected to the public sewer. However, the Zoning Board of Appeals may authorize, with the approval of the Board of Health, the conversion of a structure to allow an increase from one dwelling unit to two dwelling units on a lot serviced by a septic system.* The detached building will be connected to both Town water and sewer.
- 8. The Zoning Board of Appeals may modify the dimensional requirements of Table 3, to, one time only for any parcel, allow a conversion under Section 3.3241 that would add one additional unit, only if it finds the modification would be in accordance with the provisions of Section 9.22.* The Board found that no modification of the setback was required. The Board determined that the existing roof overhang established the non-conforming setback while acknowledging that it was a) not properly shown on the survey, and b) that the small expansion of the building for the insulation would not extend beyond the roof overhang.

9. *No detached structure shall be converted under the provisions of Section 3.3241 unless it abides by the provisions of Condition 5. above and upon completion provides at least 350 square feet of habitable space.* The Board found that the footprint of the first floor is 714 square feet and the second floor is 254 square feet and therefore it exceeds the minimum requirement.

10. *A management plan as defined in the Rules and Regulations adopted by the Zoning Board of Appeals, shall be included as an integral part of any application.* A Management Plan has been submitted and was determined to address all the relevant matters, including but not limited to parking, lighting, trash/recycling, snow removal and use.

11. *A landscape plan appropriate for the project shall be included in the application. The Board waived the requirement for a formal landscaping plan based on the site's existing vegetation.* The Board determined that the existing vegetation along the south side was suitable to provide screening of vehicle headlights and a condition of the permit limits the amount of vegetation that can be removed along the north property line.

The Board found under Section 9.22 of the Zoning Bylaw, the following:

9.22 - *The Special Permit Granting Authority authorized to act under the provisions of Section 3.3 of this bylaw may, under a Special Permit, allow a non-conforming use of a building, structure or land to be changed to a specified use not substantially different in character or in its effect on the neighborhood or on property in the vicinity. Said Authority may also authorize, under a Special Permit, a non-conforming use of a building, structure, or land to be extended, or a non-conforming building to be structurally altered, enlarged or reconstructed; provided that the Authority finds that such alteration, enlargement, or reconstruction shall not be substantially more detrimental to the neighborhood than the existing non-conforming use or non-conforming building.* The Board finds that the proposal complies with the requirements of Section 9.22, for the following reasons:

- The survey shows that the foundation of the detached structure is 0.9 and 1.6 feet from the north property line. The Board acknowledged that the setback is measured from the roof overhang and that the four inches of additional footprint for the insulation will not increase it beyond the roof overhang. Therefore, the Board found that the proposal was not resulting in the structure being any more non-conforming than is existing.
- The alterations to the building are improvements to the aesthetics of the building. The Board finds that the changes are not significant under Section 3.3421 (4) and therefore will not be substantially different in character or in effect on the neighborhood.

The Board finds under Section 10.38 of the Zoning Bylaw, Specific Findings required of all Special Permits, that:

10.380 & 10.381 - *The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority; The proposal is compatible with existing Uses and other Uses permitted by right in the same District.* The properties abutting to the north and south both contain similarly situated (close to the property lines) detached structures with larger single family dwellings along North Prospect Street. The other uses in the area include other single family dwellings, two family dwellings and multi-family dwellings, including the ABC house. The Board finds that the additional unit is compatible with the purpose of the R-G District is "to provide for residential neighborhoods of medium to higher density in areas both near the Town Center and between the University and the Town Center. Such areas are convenient to the services, facilities, institutions and/or employment opportunities provided in the Town Center or by the University".

10.382, 10.383 & 10.385- *The proposal would not constitute a nuisance due to air and water pollution, flood, noise, odor, dust, vibration, lights, or visually offensive structures or site features; The proposal would not be a substantial inconvenience or hazard to abutters, vehicles or pedestrians; The proposal reasonably protects the adjoining premises against detrimental or offensive uses on the site, including air and water pollution, flood, noise, odor, dust, vibration, lights or visually offensive structures or site features;* The Board finds that the proposal complies with these requirements for the following reasons:

- The exterior changes to the structure are aesthetic improvements and include only minimal expansion of the footprint for insulation purposes and a small exterior deck.
- The structure is not highly visible from the road and the property is large and relatively secluded.
- Adequate vegetative screening exists along the north and south property lines. A condition of the permit requires preservation of the screening on the north and future consideration of the screening from vehicle headlights.

10.384 - *Adequate and appropriate facilities would be provided for the proper operation of the proposed use.* The proposal provides the necessary two means of egress to create a new dwelling unit. Additionally, the proposal provides for adequate parking and trash management.

10.386 - *The proposal ensures that it is in conformance with the Parking and Sign regulations (Articles 7 and 8, respectively) of this Bylaw.* As allowed under Section 7.90, the Board waived the required number of spaces under Section 7.0000 to allow three spaces instead of the required four spaces. The Board also waived the size requirements under Section 7.104 to allow all three spaces to be 8 feet by 16 feet rather than limiting the smaller spaces to 50% of the total required. The Board found that the compelling reasons of safety, aesthetics, or site design were met in order to accommodate, small, and in this case, environmentally friendly electric vehicles. The Board found that the procurement of off-street parking passes, while it does not count for the overall parking requirements, will be utilized by the owners to reduce the parking need in the driveway.

10.387 - *The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements. If the Special Permit Granting Authority deems the proposal likely to have a significantly adverse impact on traffic patterns, it shall be permitted to require a traffic impact report, and the proposal shall comply with Section 11.2437 of this Bylaw.* The proposal provides for a new driveway located between the existing structures which includes adequate areas for the maneuvering of vehicles on-site and preventing them from having to back off out of the driveway.

10.389 - *The proposal provides adequate methods of disposal and/or storage for sewage, refuse, recyclables, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water.* The proposed new building will be connected to Town water and sewer and refuse and recycling will be stored within the detached structure.

10.391 - *The proposal protects, to the extent feasible, unique or important natural, historic or scenic features.* The proposed renovations have been reviewed and approved by the Historical Commission and will preserve the historic features of the barn while modernizing it to create a new dwelling unit.

10.392 - *The proposal provides adequate landscaping, including the screening of adjacent residential uses, provision of street trees, landscape islands in the parking lot and a landscape buffer along the street frontage.* A condition of the permit will require the preserve the existing vegetated buffer along the north property line.

10.393 - The proposal provides protection of adjacent properties by minimizing the intrusion of lighting, including parking lot and exterior lighting, through use of cut-off luminaires, light shields, lowered height of light poles, screening, or similar solutions. The proposal provides that all exterior lights on the building will be downcast and a condition of the permit requires that the pole light in the parking lot be designed or oriented to be residential in nature and downcast.

10.395 - The proposal does not create disharmony with respect to the terrain and to the use, scale and architecture of existing buildings in the vicinity which have functional or visual relationship thereto. The proposed renovations to the building maintain its overall character and the added parking area are in harmony with the surroundings. Additionally, the changes will enhance and revitalize the aesthetic appearance of the building and has been reviewed and approved by the Historical Commission.

10.398- The proposal is in harmony with the general purpose and intent of this Bylaw, and the goals of the Master Plan. The proposal to expand the existing uses is in harmony with the purpose of the Bylaw for the reasons stated above and the Master Plan as it provides "encourages a greater mix of housing types, sizes, and prices serving a wider range of income levels than is currently available throughout Amherst" and "increases the opportunity for infill development and the location of housing development near services".

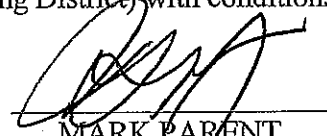
Public Meeting – Zoning Board Decision

Mr. Beal MOVED to approve the application with conditions. Mr. Parent seconded the motion.

For all of the reasons stated above, the Board VOTED unanimously to grant a Special Permit, ZBA FY2013-00030, to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw, at 52 North Prospect Street (Map 11C, Parcel 213, R-G Zoning District) with conditions.


ERIC BEAL


TOM EHRCOOD


MARK PARENT

FILED THIS 27th day of August, 2013 at 2:33 pm.
in the office of the Amherst Town Clerk Jandra G. Burger.
TWENTY-DAY APPEAL period expires, September 16, 2013.
NOTICE OF DECISION mailed this 28th day of August, 2013
to the attached list of addresses by Jeffrey R. Bagg, for the Board.
COPY OF NO APPEAL issued this _____ day of _____, 2013.
NOTICE OF PERMIT or Variance filed this _____ day of _____, 2013,
in the Hampshire County Registry of Deeds.

**BOARD OF APPEALS
AMHERST, MASSACHUSETTS
RECORD OF APPEALS AND DECISION RENDERED**

Petition of Integrity Development and Construction, Inc.

For a Special Permit to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw

On the premises of 52 North Prospect Street
At or on Map 11C, Parcel 213, R-G Zoning District

NOTICE of hearing as follows mailed (date) July 15, 2013
to attached list of addresses and published in the Daily Hampshire Gazette
dated July 17, 2013 and July 24, 2013

Hearing date and place August 1, 2013 (Town Hall)

LEGAL NOTICE
The Amherst Zoning Board of Appeals will meet on *Thursday, August 1, 2013, at 6:30 P.M. in the TOWN ROOM, Town Hall, to conduct the following business:
PUBLIC HEARING:
ZBA FY2013-00030
- Integrity Development and Construction - For a Special Permit to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw, at 52 North Prospect Street (Map 11C, Parcel 213, R-G Zoning District)
ZBA FY2013-00031 - Kuhn Riddle Architects - For a Special Permit to modify conditions of ZBA FY1989-86 to allow for the renovation and/or expansion of 9 dwelling units to provide handicapped accessibility, and site changes to improve accessibility, under Section 10.33 and 9.22 of the Zoning Bylaw, at 497 East Pleasant Street, A.K.A. Village Park Apartments (Map 8D, Parcel 21, R-N Zoning District)
ZBA FY2013-00032 - Joseph Bowman d/b/a Pioneer Valley Pizza - For a Special Permit to extend existing hours of operation to create a new delivery only Class II restaurant at 350 College Street (Map 15A, Parcel 28, COW Zoning District)
ERIC BEAL, CHAIR
AMHERST ZONING BOARD OF APPEALS
July 17, 24
3264092

SITTING BOARD and VOTE TAKEN:

A Special Permit to convert a dimensionally non-conforming, existing detached structure, into a new owner occupied dwelling unit, as Converted Dwelling under Section 3.3241 and 9.22 of the Zoning Bylaw

Eric Beal - Yes Tom Ehrgood - Yes Mark Parent - Yes

DECISION: APPROVED with conditions as stated in permit

THE COMMONWEALTH OF MASSACHUSETTS
AMHERST

City or Town
NOTICE OF SPECIAL PERMIT
Special Permit
(General Laws Chapter 40A)

Notice is hereby given that a Special Permit has been granted
To Integrity Development and Construction, Inc.
Address 110 Pulpit Hill Road
City or Town Amherst, MA 01002

Identify Land Affected: 52 North Prospect Street
(Map 11C, Parcel 213, R-G Zoning District)

By the **Town of Amherst Zoning Board of Appeals** affecting the rights of the owner
with respect to the use of the premises on

52 North Prospect Street Amherst
Street City or Town

The record of title standing in the name of
Jeffery and Alexandra Lefebvre
Name of Owner

Whose address is 52 North Prospect Street MA 01002
Street City or Town State Zip Code

By a deed duly recorded in the
Hampshire County Registry of Deeds: Book 10634 Page 229
or

Hampshire Registry District of the Land Court, Certificate No. _____,
Book _____, Page _____

The decision of said Board is on file, with the papers, in ZBA FY2013-00030
In the office of the Town Clerk Sandra J. Burgess

Certified this _____ day of _____

Board of Appeals:

Eric Beal (B) **Chairman**
(Board of Appeals)
Tamara **Clerk**
(Board of Appeals)

_____ at _____ o'clock and _____ minutes _____ .m.
Received and entered with the Register of Deeds in the County of Hampshire
Book _____ Page _____

ATTEST _____
Register of Deeds
Notice to be recorded by Land Owner

Town of Amherst Abutter List

<i>Parcel_ID</i>	<i>Parcel_Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>City/St/Zip</i>
14A-35	67 AMITY ST	AMHERST HISTORICAL SOCIETY		67 AMITY ST	AMHERST, MA 01002
14A-27	117 AMITY ST	FISHER, DONALD L	HAAS, SUSAN T	117 AMITY ST	AMHERST, MA 01002
14A-4-25	151 AMITY ST #4	BYRNES, PETER T		151 AMITY ST #4	AMHERST, MA 01002
14A-3-25	151 AMITY ST #3	FROHLICH, NEWTON & MARTHA		195 KING PHILIP RD	WELLFLEET, MA 02867-0940
14A-5-25	151 AMITY ST #5	SIGGIA, ALAN		151 AMITY ST #5	AMHERST, MA 01002
14A-1-25	151 AMITY ST #1	SNEDECOR, PETER J & SCARFF, ANNE W		151 AMITY ST #1	AMHERST, MA 01002
14A-2-25	151 AMITY ST #2	SOUTHWICK, SANDRA		29 LAUREL HILL DR	LEVERETT, MA 01054
14A-23	175-177 AMITY ST	LARDNER, THOMAS J & ANNE JEANNE		175 AMITY ST	AMHERST, MA 01002
11C-233	COWLES LN	SHUMWAY I LIMITED PARTNERSHIP	C/O CURTIS SHUMWAY	220 NORTH PLEASANT ST	AMHERST, MA 01002
11C-232	21 COWLES LN	SHUMWAY I LIMITED PARTNERSHIP	C/O CURTIS SHUMWAY	220 NORTH PLEASANT ST	AMHERST, MA 01002
11C-225	28 & 38 HALLOCK ST	SHUMWAY I LIMITED PARTNERSHIP	C/O CURTIS SHUMWAY	220 NORTH PLEASANT ST	AMHERST, MA 01002
14A-20	143 LINCOLN AVE	WEAR, WILLIAM P & LAURA B		15 BITTERSWEET LN	GRANBY, MA 01033
14A-19	145 LINCOLN AVE	BROWN, PETER C	SHIEH, MENG-SHIOU	145 LINCOLN AVE	AMHERST, MA 01002
11C-75	155-157 LINCOLN AVE	COOK, JOE M & SUSAN H RUPP		155 LINCOLN AVE	AMHERST, MA 01002

<i>Parcel ID</i>	<i>Parcel Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>City/Zip</i>
11C-76	163 LINCOLN AVE	KRAUSE, RHETT D & SUSAN A		163 LINCOLN AVE	AMHERST, MA 01002
11C-77	171 LINCOLN AVE	KU, HSU-TUNG & MEI CHIN		20 BRIDGE RD UNIT 12	FLORENCE, MA 01062
11C-78	179 LINCOLN AVE	SAGALYN, AVITAL R		179 LINCOLN AVE	AMHERST, MA 01002
11C-79	191 LINCOLN AVE	WILCOX, BRUCE G & GRETA GREEN TRUSTEES		191 LINCOLN AVE	AMHERST, MA 01002
11C-80	199 LINCOLN AVE	RATNER, DAVID ISRAEL	RATNER, NANCY KOPPERMAN	199 LINCOLN AVE	AMHERST, MA 01002
11C-234	122 NORTH PLEASANT ST	ROMAN CATHOLIC BISHOP OF SPFLD		P.O. BOX 1730	SPRINGFIELD, MA 01104-1730
14A-34	NORTH PROSPECT ST	BARDEN, MARY ELLEN PAPPAS TRUSTEE		1639 N E 26 STREET, APT 217	WILTON MANORS, FL 33305
14A-33	NORTH PROSPECT ST	TOWN OF AMHERST		TOWN HALL	AMHERST, MA 01002
14A-31	24 NORTH PROSPECT ST	BENTLEY, RICHARD N		24 NORTH PROSPECT ST	Amherst, MA 01002
14A-32	32 NORTH PROSPECT ST	HASTINGS, PHYLLIS S	C/O ELIZABETH HASTINGS	23 HAZEL ST	MILTON, MA 02186
11C-215	38 NORTH PROSPECT ST	FABING, SUZANNAH J		38 NORTH PROSPECT ST	AMHERST, MA 01002
11C-214	44 NORTH PROSPECT ST	PEACE DEVELOPMENT FUND		P.O. BOX 40250	SAN FRANCISCO, CA 94140-0250
11C-213	52 NORTH PROSPECT ST	LEFEBVRE, JEFFERY J & ALEXANDRA J		52 NORTH PROSPECT ST	Amherst, MA 01002
11C-217	57 NORTH PROSPECT ST	OCONNELL, KILLIAN		610 STATION RD	Amherst, MA 01002
11C-211	58 NORTH PROSPECT ST	JENSEN HOLE, MORTEN & CATHERINE M		556 FEDERAL ST	BELCHERTOWN, MA 01007

<i>Parcel ID</i>	<i>Parcel Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>CityStZip</i>
11C-209	62 NORTH PROSPECT ST	ABRAMMS, BOB		62 NORTH PROSPECT ST	AMHERST, MA 01002
11C-216	63 NORTH PROSPECT ST	CHIN-GIBBONS, ALICIA A & JOHN J		63 NORTH PROSPECT ST	AMHERST, MA 01002
11C-218	65 NORTH PROSPECT ST	EWERT, HOWARD T & BARBARA		PO BOX 654	SOUTH HADLEY, MA 01075
11C-219	71 NORTH PROSPECT ST	VOLPE, JOSEPH S R & PAULINE A	VOLPE, SALVATORE M	320 PINE ST	AMHERST, MA 01002
11C-208	74 NORTH PROSPECT ST	AMHERST COMM FOR BETTER CHANCE	C/O ALLEN HART	P O BOX 1922, STATION 2	AMHERST, MA 01002
11C-220	77-79 NORTH PROSPECT ST	VOLPE, JOSEPH S R & PAULINE A	VOLPE, ZEBEDEE J	320 PINE ST	AMHERST, MA 01002
11C-207	82 NORTH PROSPECT ST	ROSKILL, NANCY LEE		82 NORTH PROSPECT ST	AMHERST, MA 01002
11C-333	90 NORTH PROSPECT ST	ADLER, MICAH		25 RUTLAND SQUARE	BOSTON, MA 02118